094.0	0007	0007.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	669,500	/	669,500
USE VALUE:	669,500	/	669,500
ASSESSED:	669,500	/	669,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
27		EDMUND RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	O SULLIVAN BRIAN A/LISA J
Owner 2:	
Owner 3:	
Street 1:	27 EDMUND RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MELANSON PAUL J -
Owner 2:	-
Street 1:	27 EDMUND RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 3,668 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1919, having primarily Aluminum Exterior and 1424 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3668.000	297,600	900	371,000	669,500
Total Card	0.084	297,600	900	371,000	669,500
Total Parcel	0.084	297,600	900	371,000	669,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 470.22 | /Parcel: 470.2

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 61943
GIS Ref
GIS Ref
Insp Date 08/15/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 094.0-0007-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	297,600	900	3,668.	371,000	669,500	669,500	Year End Roll	12/18/2019
2019	101	FV	234,000	1000	3,668.	376,300	611,300	611,300	Year End Roll	1/3/2019
2018	101	FV	241,600	0	3,668.	280,900	522,500	522,500	Year End Roll	12/20/2017
2017	101	FV	241,600	0	3,668.	254,400	496,000	496,000	Year End Roll	1/3/2017
2016	101	FV	241,600	0	3,668.	243,800	485,400	485,400	Year End	1/4/2016
2015	101	FV	228,300	0	3,668.	206,700	435,000	435,000	Year End Roll	12/11/2014
2014	101	FV	228,300	0	3,668.	196,100	424,400	424,400	Year End Roll	12/16/2013
2013	101	FV	228,300	0	3,668.	186,600	414,900	414,900		12/13/2012

!7767!

PRINT

Date	Time
12/10/20	22:22:36

LAST REV

Date	Time
08/31/18	09:23:08

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7767

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MELANSON PAUL J	42112-598		2/28/2004		443,000	No	No		
TALARICO-HORNE	41308-497		10/29/2003		369,000	No	No		
HORNE ANNA J/LI	40693-421		8/29/2003	Family	1	No	No		
HORNE ANNA J	34606-41		1/18/2002	Family	1	No	No		
	7857-321		1/1/1901			No	No		N

USER DEFINED

Prior Id # 1:	61943
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/13/2012	1164	Manual	14,600	C				
7/30/2012	948	Siding	10,600					
5/13/2004	357	Demoliti	1,000					GARAGE DEMO

ACTIVITY INFORMATION

Date	Result	By	Name
8/15/2018	MEAS&NOTICE	BS	Barbara S
4/11/2013	Info Fm Prmt	EMK	Ellen K
1/6/2009	Meas/Inspect	294	PATRIOT
2/14/2005	OWNR INFO	BR	B Rossignol
6/15/2004	MLS	MM	Mary M
3/19/2004	MLS	HC	Helen Chinal
3/6/2000	Inspected	264	PATRIOT
2/2/2000	Measured	197	PATRIOT
8/2/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3668		Sq. Ft.	Site		0	70.	1.45	5									371,028						371,000	

Total AC/HA: 0.08421 | Total SF/SM: 3668 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 371,028 | Spl Credit | Total: 371,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1919	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	6 - Average		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	1.00719976
Adj $ / SQ:	169.965
Other Features:	72000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	365655
Depreciation:	68012
Depreciated Total:	297643

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

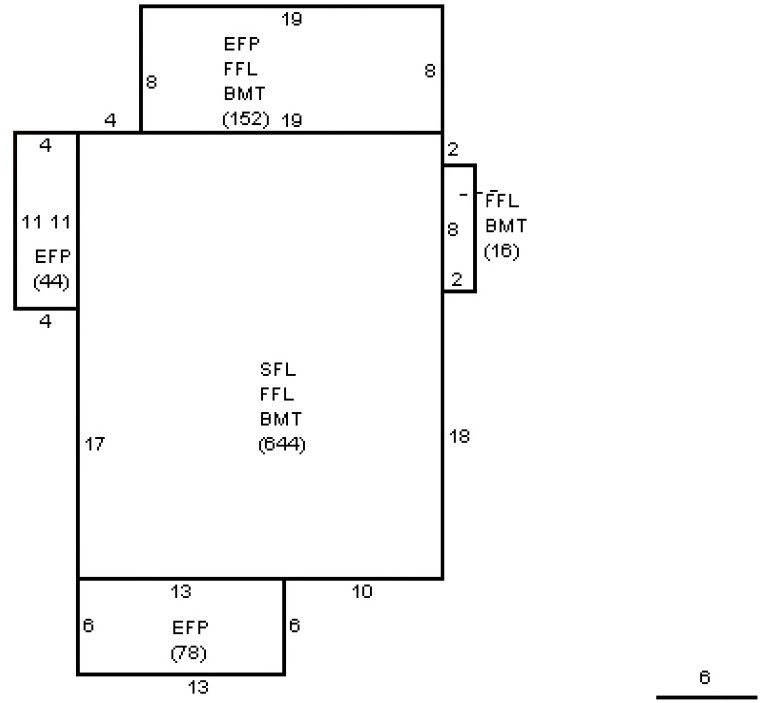
No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	169.96
Special Features:	0	Val/Su Net:	118.57
Final Total:	297600	Val/Su SzAd	209.02

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	812	50.990	41,403
FFL	First Floor	812	169.960	138,012
SFL	Second Floor	612	169.960	103,985
EFP	Enclos Porch	274	37.430	10,255

Net Sketched Area:	2,510			Total:	293,655
Size Ad	1423.7999	Gross Are	2542	FinArea	1424

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	95				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 094.0-0007-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	10X28	A	AV	2012	3.59	T	5.6	101			900			900

More:	N	Total Yard Items:	900	Total Special Featues:		Total:	900